



creating homeowners
building community

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11/8/2016

MEMO

TO: Richard Ayd, owner of 1698 Lafond

CC: Lauren Lightner, LICSW Social Worker Supervisor- Ramsey County Public Health Department, HouseCalls
Council Member Russ Stark,
Marcia Moermond, Legislative Hearing Officer, City of St. Paul - Office of the City Council
Steve Wagner, Code Enforcement Manager, City of St. Paul - Department of Safety & Inspections
Justine Beran, Program Manager, Twin Cities Community Land Bank
Jules Atangana, Project Manager, City of St. Paul – Planning and Economic Development

FROM: Becky Errigo, Housing Development Manager, NeighborWorks Home Partners
Greg Finzell, Executive Director, Rondo Community Land Trust

RE: 1698 Lafond Ave., Category 3, vacant house

On October 20, 2016, Greg Finzell and Becky Errigo met with Richard Ayd and Lauren Lightner. At this meeting the following was discussed:

1. NWHP was informed on 10/19/2016 by the City of St. Paul- Planning and Economic Development; that while this was a good project, the determination was made that since there are limited resources available, this project was not a priority for funding at this time.
2. Since NWHP was unable to secure the City funds for this project, NWHP is not in a position to move forward in acquiring this home for renovation and sale to an owner occupant.
3. Richard asked about other potential options, such as a donation of the property to Habitat for Humanity or to a governmental entity such as Ramsey County. Greg and Becky agreed to contact both entities to determine this possibility.
 - a. Recently gathered data was provided to both Twin Cities Habitat for Humanity (TCHFH) and Ramsey County (Property Records and Revenue), which included: debt on the property including Certification of Judgment between the owner and Ramsey County, pending and levied assessments, outstanding water bill, other debt tied to the property, as well as condition of the property, estimated renovation/repairs, photos, etc.
 - b. Results:

Twin Cities Habitat for Humanity (TCHFH)- TCHFH took a number of days to review the information, and drive by the property. Currently, they have 2 renovation projects that are behind schedule and costing more than anticipated, which is putting a strain on their available funding and ability to bring on additional projects. Plus, they typically are looking for larger homes for bigger families. Adding additional bedrooms adds additional expenses. They do not have the funding or the room in their schedule to fit in a renovation of this magnitude. It was determined by TCHFH that they are not in a position to accept this home as a donation.

Ramsey County- Ramsey County would only CONSIDER a donation IF all debt on the property was paid off, providing clean title. This debt would including: the Confession of Judgment between owner and the County, pending assessments, levied assessments, city charges not yet pending or levied, outstanding water bill/s, also all other judgments and loans would need to be satisfied. Ramsey County determined that they are not in a position to consider a donation of this home based on the current debt on the property.